

From: Philip [REDACTED]

Sent: 10 January 2024 20:27

To: Section 62A Applications <section62a@planninginspectorate.gov.uk>

Subject: Section62A Planning Application S62A/2023/0028 Land off Chelmsford Road, Hartford End

[REDACTED]

I would like to object to the above planning application and hope you agree.

I moved to The Old Brewery, Hartford End (now known as Ridley Green) for the small village/hamlet feel, the wildlife, the surrounding country roads and the clean air. I also liked the fact it was a redeveloped brownfield site, as I disagree with building on our green belt, which this proposal would quite clearly be.

Since living in Hartford End over the past 2.5 years, I have seen a dramatic increase in traffic down the B1417. This is after the traffic survey for this application was done in 2021, when the pandemic reduced traffic significantly. Due to the number of houses being built in Felsted and Little Dunmow, it is now near impossible to walk up or down the road due to no pavements, without taking your life in your hands. How can this support and help young families and people starting off who have no way of walking to Felsted's few amenities, which are the only means of supply and community nearby and are already over-subscribed?

Due to poor visibility, traffic flow and speeds (which are often in excess of the 40mph speed limit), adding 50 houses and potentially 115 cars coming and going each day will greatly increase the risk of human injury and possible fatalities as vehicles pull into and out of the proposed housing estate onto the B1417. Equally, trying to catch a bus (if one turns up) with buggies and small children will also be very hazardous due to the narrowness of the road and proximity to a sharp bend.

To remove any trees or hedges is a sad day for the wildlife that rely on them and cannot fail to have a detrimental effect, particularly for the deer whose usual routes will be greatly affected.

In Ridley Green, we have suffered from water running off the proposed development site causing unsightly damage and hazardous conditions on the footpath and roadway, particularly in Winter. I believe this should have been addressed by the builder, Stockplace Homes, who is also the applicant of this planning application. The residents have had to spend over £10,000 to try and mitigate the problem and the issue is still not resolved. Will the building proposal cause more issues and if so, who would be responsible for resolving them?

We also have our own sewage works which currently only just about supports the existing residents. The planning application fails to provide any detail regarding foul water treatment and it is too significant an issue to be left as "unknown" and with rights reserved. What would the solution be? Would a licence be automatically granted?

The River Chelmer, on the south side of the site, frequently floods and seems to be getting worse. It is likely any increase in surface water and treated discharge from any additional sewage works will exacerbate this problem.

Previous planning applications by the same applicant for five houses on this site have been blocked three times and the reasons for refusal are still applicable, so how can such a large development be allowed to go ahead?

We need to look after our countryside.

I sincerely hope you can understand the local perspective for the future of everyone and not just a few.